

LANDSCAPE ARCHITECTURAL DRAWINGS

MEDIAN LANDSCAPE PLANS @ Martin Luther King Blvd.
REDINGTON Tract No: 31801
RIVERSIDE, CA

D. R. HORTON, INC.
2280 Wardlow Circle, Suite 100
Corona, CA 92880
OFFICE: (951) 272-9000
FAX: (951)272-9797

CONTACT PERSON:
Vonda Marsteller
EMAIL: VMMarsteller@drhorton.com

GENERAL NOTES

- * Plans were designed by referencing the following:

Civil Engineering Plans prepared by:
FUSCOE ENGINEERS
10390 COMMERCE CENTER dIVE, SUITE 200
RANCHO CUCAMONGA, CA 91730
PH. 909:581.0676
- Architectural Plans prepared by:**
WILLIAM HEZMALHALCH ARCHITECTS
12875 VON KARMAN STE. 404
IRVINE, CA 92614
PH. 949:250:0607
- * DILALLO LANDSCAPE ARCHITECTURE (DLA) has taken care to research applicable codes and requirements in preparing these drawings and is not responsible for changes to such occurring after agency approval or during installation.
- * As requested by the OWNER, DLA will visit the site at intervals appropriate to the stage of construction to review the progress and quality of work and to determine in general if the work is being performed in a manner indicating that the work, when completed, will be in substantial conformance with the construction documents. However, DLA will not make exhaustive or continuous on-site inspections to check the quality of the work.
- * DLA is not responsible for construction means, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, since these are solely the Contractor's responsibility DLA is not responsible for the Contractor's failure to carry out the work in accordance with the construction documents, nor responsible for acts or omissions of the Contractor, subcontractors, or their agents or employees, or of any other persons performing portions of the work.
- * There is no warranty or guarantee either expressed or implied by DLA for the completion of the work or the quality of performance of the construction Contractors.
- * In the event OWNER consents to, allows, authorizes or approves of changes to any plans, specifications, or other construction documents, and these alterations are not approved in writing by DLA, OWNER recognizes that such alteration and the results thereof are not the responsibility of DLA. In addition, OWNER agrees, to the fullest extent permitted by law to indemnify and hold DLA harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) arising from such alterations.
- * The existence and location of any underground utilities was obtained from referencing plans prepared by others at the time the plans were drafted and do not constitute a representation as to the accuracy or completeness of the location or the existence of such utilities. In Southern California, Contractor shall contact Underground Services Alert at 1-800-422-4133 prior to performing any construction work.
- * Contractor shall supervise and direct the work, using the Contractor's best skill and attention. Contractor shall be solely responsible and have control over construction means, methods, techniques, sequences, and procedures for coordinating all portions of the work.
- * Contractor shall be responsible to the OWNER for acts and omissions of the Contractor's employees, subcontractors and their agents and employees and other persons performing portions of the work under a contract with the Contractor.
- * Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the construction contract.

GRADING NOTES

- * These plans represent grades prepared from the Project Architect and Project Civil Engineer's plans.
- * Contractor shall verify existing grades, spot elevations, contours and drainage structures prior to commencing work. If any discrepancies exist they should be brought to the immediate attention of the OWNER'S Authorized Representative.
- * Finish surfaces of hardscape shall be one inch (1") above finish grade adjacent to lawn areas and two inches (2") above finish grade for shrub and ground cover areas.
- * Contours, spot elevations and grading information shall be in accordance with grading plans prepared by the Project Civil Engineer.
- * Finish grade for all planting areas to a smooth, uniform surface ready for planting.

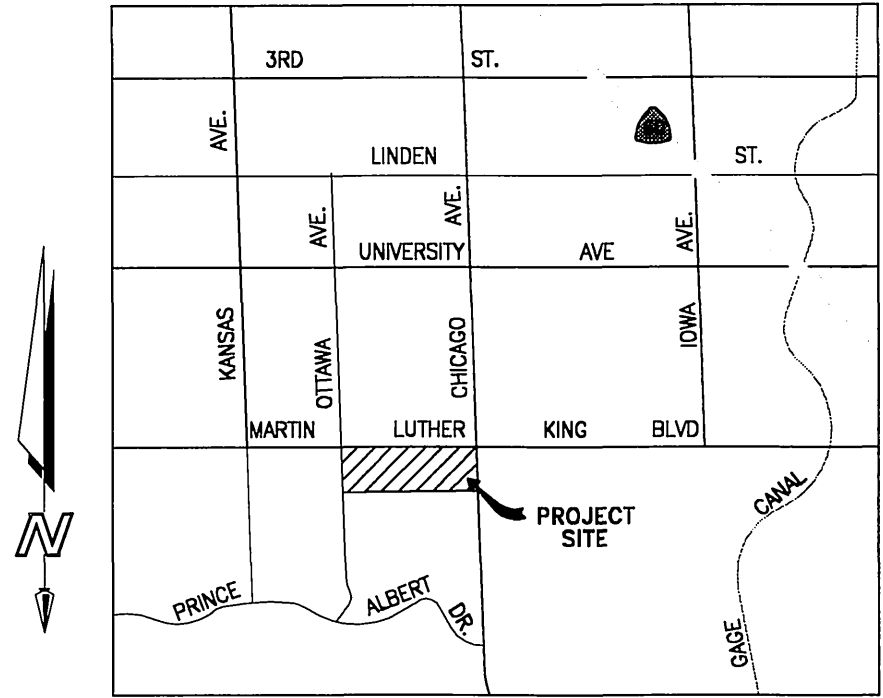
GENERAL NOTES FOR PUBLIC LANDSCAPES

1. All related work shall conform to the City of Riverside Park and Recreation Department Standards and Specifications for Planting and Irrigation work. (Specification Sections 02441 and 02480).
2. A "Public Landscape" permit, as issued by the City is required. Contact the Landscape Maintenance Inspector at (951) 351-6254 to schedule a pre-construction meeting and to obtain the required Public Landscape Permit. Failure to obtain the proper permit prior to commencement of construction may result in payment of "double fees" for after the fact permits.
3. When calling for inspections contact the Inspector a minimum of 48 hours in advance to schedule an inspection. A written approval will be provided on the Public Landscape Permit card for each stage of inspection. A verbal approval will not be acceptable. Inspections are required per the standard specifications, and include but are not necessarily limited to the following:
 - a. After completion of final grading and when all utility services have been marked, but prior to initiating any landscape work within in the public right of way;
 - b. At time of installation of irrigation sleeves and constant pressure mainlines, but prior to backfill of trenches for same (Note: mainlines must be pressure tested in the presence of the Landscape Maintenance Inspector);
 - c. At time of installation of irrigation valves, laterals and heads;
 - d. For spotting of all trees prior to digging planting pits;
 - e. While digging plant pits and planting/relocating trees;
 - f. After planting and all other indicated or specified work has been completed, for start of maintenance;
 - g. At substantial completion of the project for City's acceptance to start the required maintenance period;
 - h. At the end of the Maintenance Period, the Contractor/Developer shall contact the Landscape Maintenance Inspector at the number listed above for a final acceptance inspection in order to be released from maintenance. Developers bonds will not be released until after City's receipt of written notification from the City that the project has passed final inspection and the city is assuming maintenance responsibilities.
4. The Developer shall be responsible to acceptably maintain all plantings for a minimum period of one (1) year.

PLANNING DEPARTMENT APPROVAL

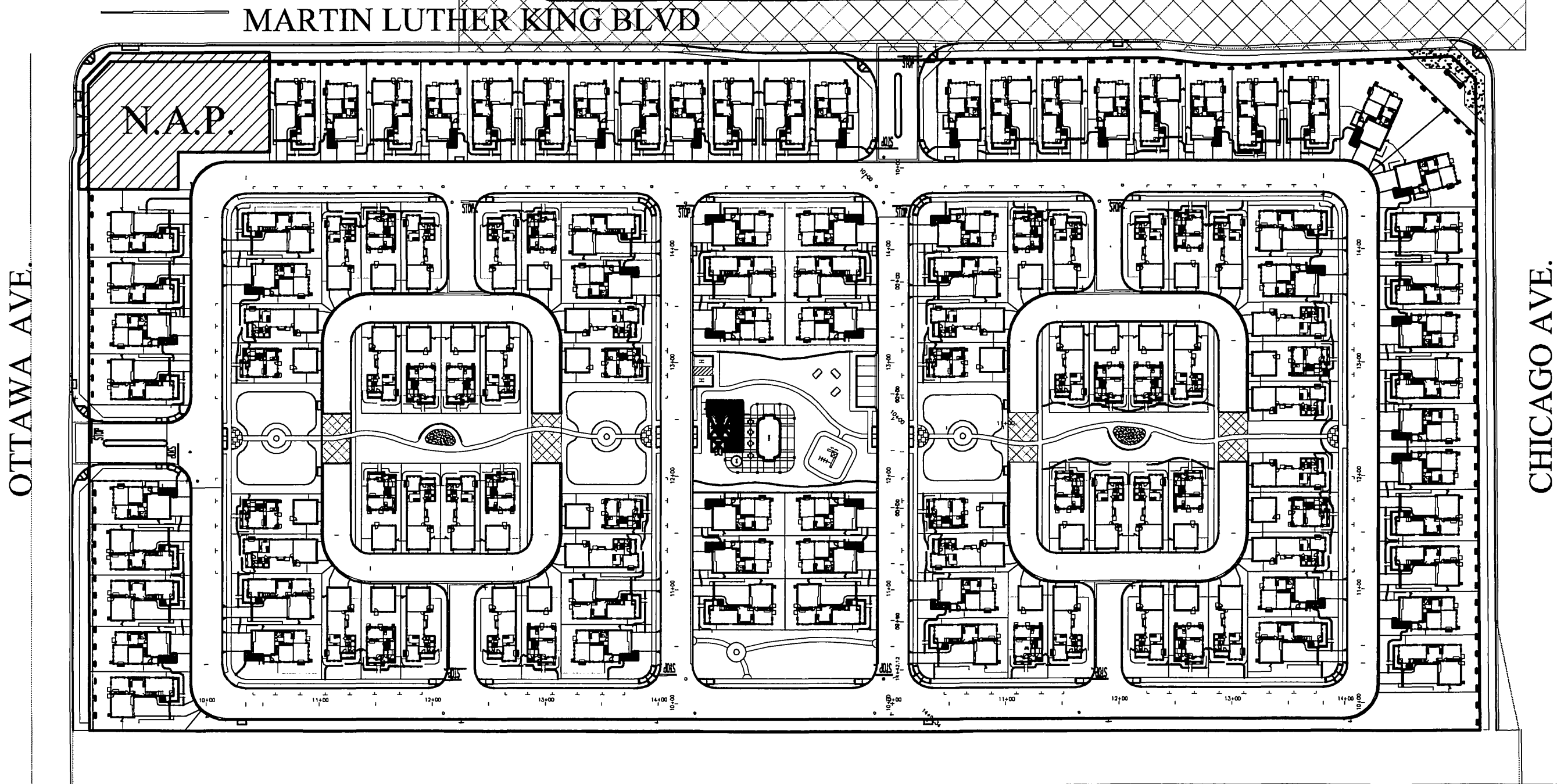
DESIGN REVIEW CASE: P04-0648

Signature: *Claw* Date: *12/1/05*



VICINITY MAP

LAYOUT PLAN: 02
IRRIGATION PLAN: 03
PLANTIG PLAN: 04



PROJECT MAP

N.T.S

- 01 TITLE SHEET
- 02 LAYOUT PLAN
- 03 IRRIGATION PLAN
- 04 PLANTING PLAN

SQUARE FEET OF PLANTING AREA: 10,559 FT. SQ.

SQUARE FEET OF DECORATIVE PAVING:
TOTAL: 2,195 FT. SQ.

TOTAL TREE COUNT BY SIZE:
24" BOX: 15

INDEX OF DRAWINGS

PLAN QUANTITIES



DILALLO LANDSCAPE ARCHITECTURE, INC. 8830 W. WARNER AVE., SUITE 100, CORONA, CA 92708
PREPARED BY: PETER R. DI LALLO EXP. DATE: 04-31-07 R.L.A. NO. 1230
EMAIL: DLAEARTHINK.NET DATE:



CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER			
CONST. CONTRACT ADMIN.			
STREET SERVICES			
SURVEYOR			
TRAFFIC DIVISION			
PARKS DEPARTMENT			
MARK	REVISIONS	APPR. DATE	CITY ENGINEER
DESIGNED BY: JG/JUE	DRAWN BY: JG/JUE	CHECKED BY: PRD	DATE: 12/1/05

MEDIAN LANDSCAPE PLANS:
Martin Luther king Blvd. • Chicago Ave.
TRACT No. 31801

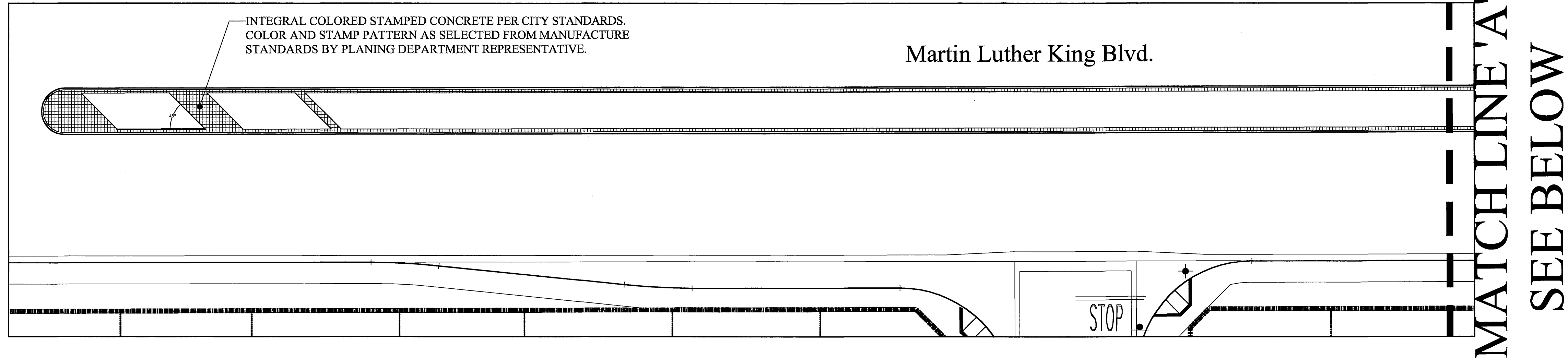
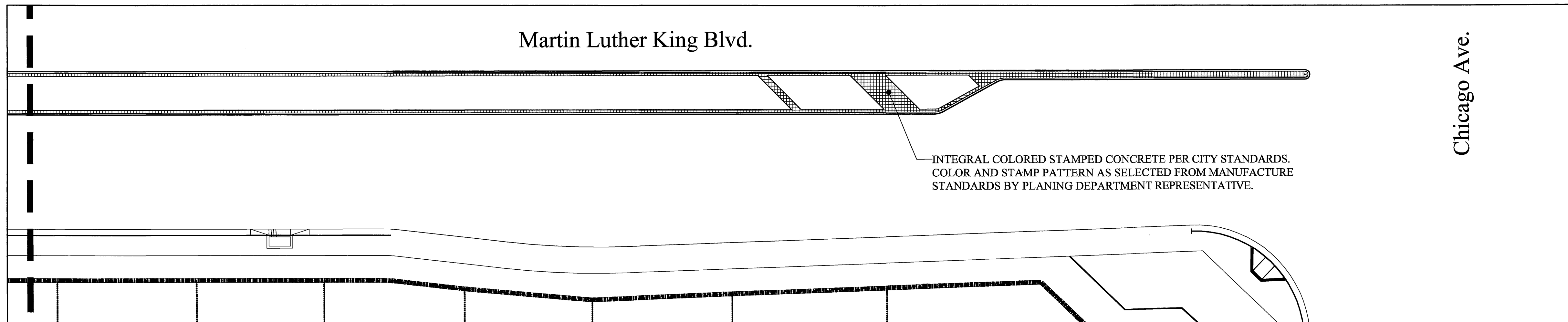
TITLE SHEET

R-3829-L2

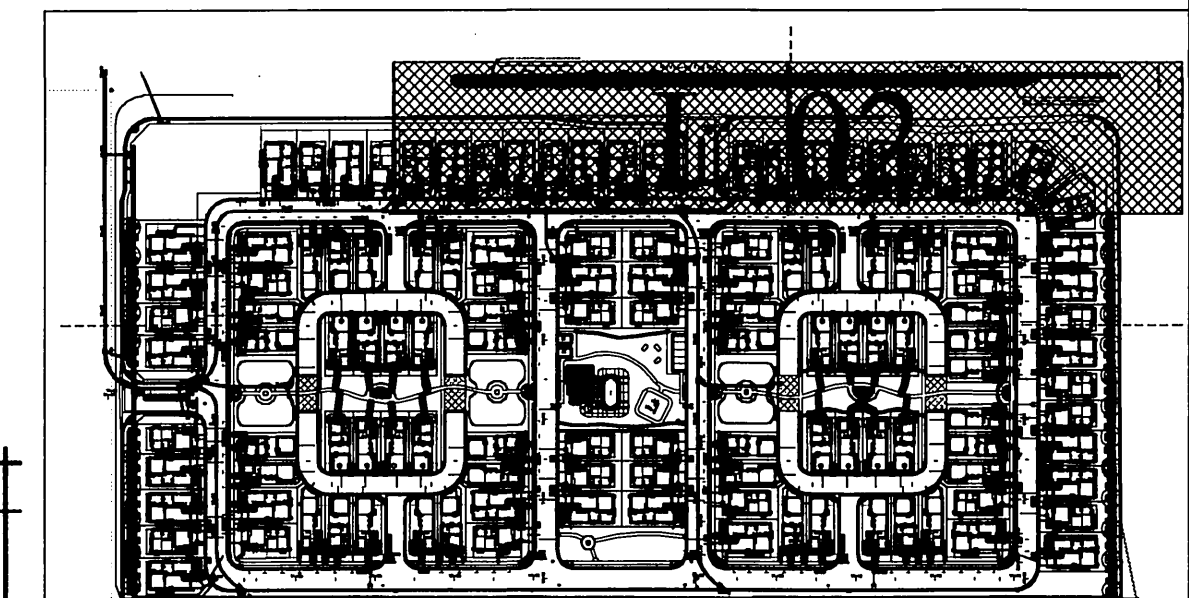
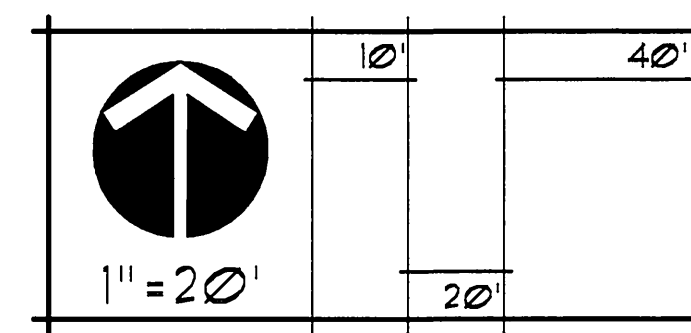
SHEET 01 OF 4

INDEXED 1-03-06 LPH

MATCH LINE 'A'
SEE ABOVE



MATCH LINE 'A'
SEE BELOW



KEY MAP N.T.S.



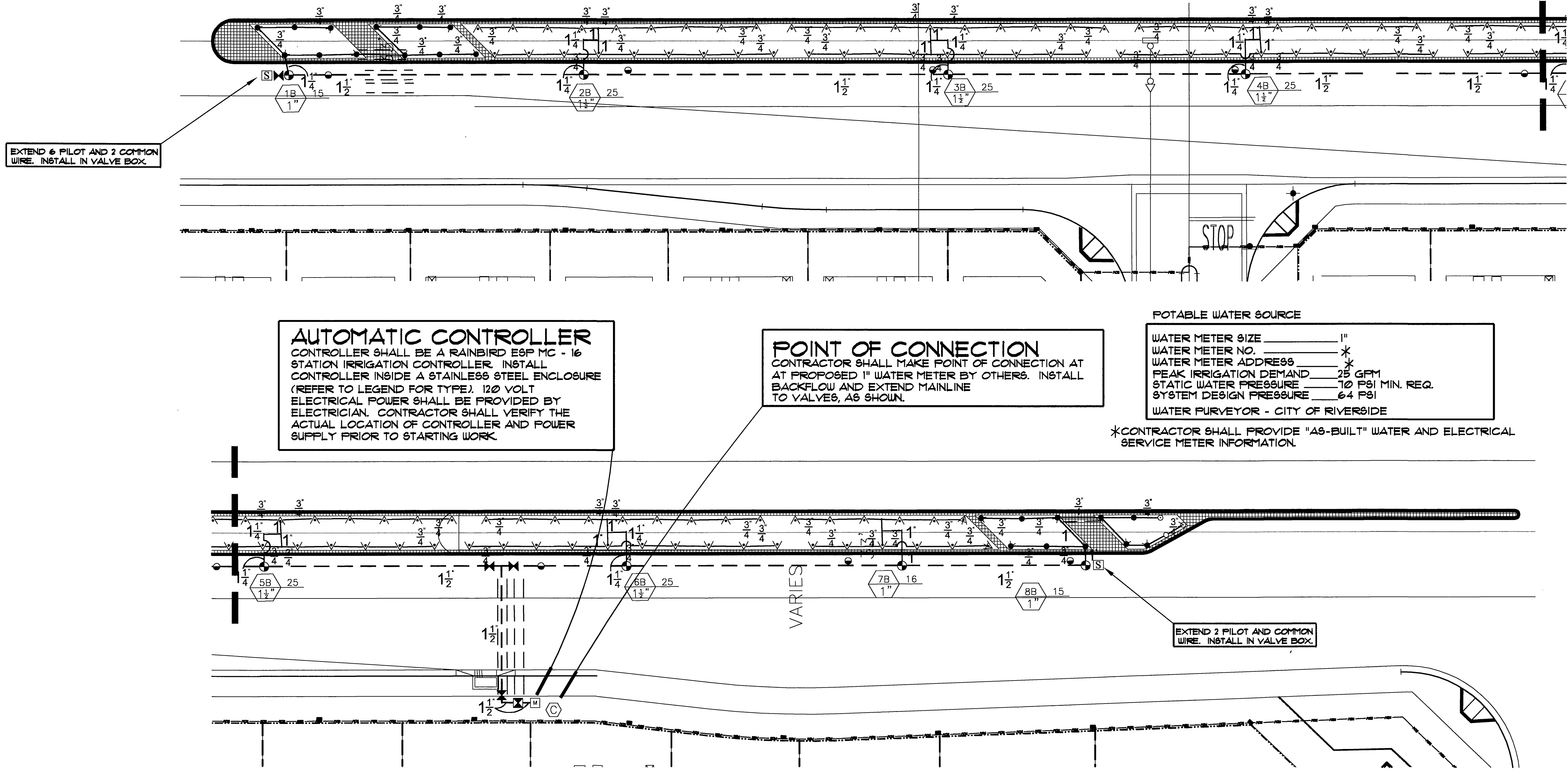
DILALLO LANDSCAPE ARCHITECTURE, INC.
8800 WARNER AVE. SUITE 101
FOUNTAIN VALLEY, CA 92708
(714) 941-1000 FAX (714) 941-1001
C.A.D.B. REGISTRATION # 1234
PREPARED BY: PETER R. DI LALLO R.L.A. NO. 1230
EXP. DATE: 04-31-07
EMAIL: GLAMEART@LINK.NET DATE:



MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature] BY: [Signature] DATE: 12/18/05
PRINCIPAL ENGINEER
CONST. CONTRACT ADMIN.
STREET SERVICES
SURVEYOR
TRAFFIC DIVISION
PARKS DEPARTMENT

MEDIAN LANDSCAPE PLANS:
Martin Luther King Blvd. • Chicago Ave.
TRACT No. 31801
LAYOUT PLAN
SHEET 02 OF 4
R-3829-L2



PRESSURE LOSS CALCULATIONS
(VALVE @ 15 @ 15 GPM)

LOSS THRU 1" WATER METER	12 PSI
LOSS THRU 1/4" R/P DEVICE	11.0 PSI
LOSS THRU 406" 1/2" MAIN	6.2 PSI
LOSS THRU GATE VALVES	2.5 PSI
LOSS THRU 1/2" VALVE	2.3 PSI
LOSS THRU LATERAL LINES	2.3 PSI
SUBTOTAL	25.3 PSI
MISC. LOSS THRU FITTINGS- 10%	2.53 PSI
TOTAL SYSTEM LOSSES	27.83 PSI
PRESSURE REQUIRED AT HEAD	30.2 PSI
PRESSURE REQUIRED	58.43 PSI
STATIC PRESSURE	70 PSI

RESIDUAL PRESSURE 11.51 PSI

PRESSURE LOSS CALCULATIONS
(VALVE @ 25 @ 25 GPM)

LOSS THRU 1" WATER METER	4.2 PSI
LOSS THRU 1/4" R/P DEVICE	11.0 PSI
LOSS THRU 305" 1/2" MAIN	5.33 PSI
LOSS THRU GATE VALVES	2.5 PSI
LOSS THRU 1/2" VALVE	5.6 PSI
LOSS THRU LATERAL LINES	2.1 PSI
SUBTOTAL	31.13 PSI
MISC. LOSS THRU FITTINGS- 10%	3.11 PSI
TOTAL SYSTEM LOSSES	34.24 PSI
PRESSURE REQUIRED AT HEAD	30.2 PSI
PRESSURE REQUIRED	64.24 PSI
STATIC PRESSURE	70 PSI

RESIDUAL PRESSURE 5.76 PSI

AUTOMATIC CONTROLLER
CONTROLLER SHALL BE A RAINBIRD ESP MC - 16 STATION IRRIGATION CONTROLLER. INSTALL CONTROLLER INSIDE A STAINLESS STEEL ENCLOSURE (REFER TO LEGEND FOR TYPE). 120 VOLT ELECTRICAL POWER SHALL BE PROVIDED BY ELECTRICIAN. CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION OF CONTROLLER AND POWER SUPPLY PRIOR TO STARTING WORK.

POINT OF CONNECTION
CONTRACTOR SHALL MAKE POINT OF CONNECTION AT AT PROPOSED 1" WATER METER BY OTHERS. INSTALL BACKFLOW AND EXTEND MAINLINE TO VALVES, AS SHOWN.

POTABLE WATER SOURCE
WATER METER SIZE 1"
WATER METER NO. *
WATER METER ADDRESS *
PEAK IRRIGATION DEMAND 25 GPM
STATIC WATER PRESSURE 70 PSI MIN. REQ.
SYSTEM DESIGN PRESSURE 64 PSI
WATER PURVEYOR - CITY OF RIVERSIDE

*CONTRACTOR SHALL PROVIDE "AS-BUILT" WATER AND ELECTRICAL SERVICE METER INFORMATION.

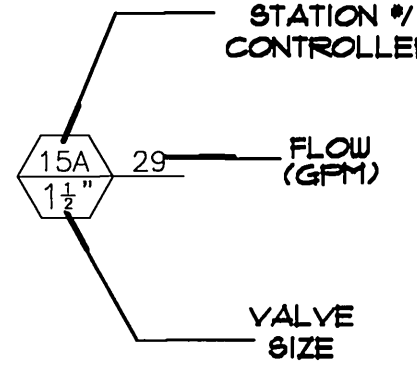
EQUIPMENT LEGEND

SYMBOL	MANUFACTURER/MODEL *	SIZE	DETAIL
[M]	1" WATER METER		
[X]	NIBCO T-500 BALL VALVE 2" AND SMALLER NIBCO BUTTERFLY VALVE FOR 2 1/2" AND LARGER	LINE SIZE	4052
[O]	RAINBIRD M4LRC SERIES QUICK COUPLING VALVE	1"	4050
[X]	FEBCO 825YA REDUCED PRESSURE TYPE BACKFLOW PREVENTER	1 1/4"	4011
[C]	RAINBIRD FE88 SERIES REMOTE CONTROL VALVE	PER PLAN	4030
[C]	RAINBIRD ESP-MC SERIES AUTOMATIC IRRIGATION CONTROLLER INSTALL IN MANUF. VANDAL RESISTANT STAINLESS STEEL ENCLOSURE BY STRONG BOX INSTALL RAIN SHUT OFF DEVICE W/ RAIN GUARD MODEL R3-DCC BY WCS NON - METER SERVICE PER CITY STD. DETAIL 4062	16 STA.	4062 4010
[=]	SCH 80 PVC IRRIGATION PIPE / SEPARATE SCH. 40 WIRE SLEEVE	2X LINE SIZE	4010
[NOT SHOWN]	UF RATED CONTROL WIRE, 12 GA COMMON, 14 GA PILOT	12/14 GA	4010
[---]	SCH 40 PVC 1 1/2" AND SMALLER CLASS 315 PVC 2" AND LARGER PRESSURED IRRIGATION MAINLINE	PLAN SIZE	4010
[---]	SCH 40 PVC IRRIGATION LATERAL LINE, PER PLAN	PLAN SIZE	4010
[S]	VALVE BOX W/ 8 SPARE CONTROL WIRES AND SPARE COMMON WIRE, PER PLAN		

SPRINKLER LEGEND

SYMBOL	MANUFACTURER/MODEL *	NOZZLE	RAD.	PSI	Q	H	F	W	AN	DETAIL	NOTES
[O]	RAINBIRD 1812-SAM-FR8-8	Q/H/F/V	8'	30	.52	.78				4040	
[O]	RAINBIRD 1812-SAM-FR8-10	Q/H/F/V	10'	30	.79						
[O]	RAINBIRD 1812-SAM-FR8-12	Q/H/F/V	12'	30	1.3	1.8					
[O]	RAINBIRD 1804-SAM-FR8-15	Q/H/F/V	15'	30	1.25	1.23					

STATION/CONTROLLER KEY



NOTE (TYPICAL)
1) CONTRACTOR SHALL ADJUST HEADS WHEN VERTICAL OBJECTS (TREES, FIRE HYDRANTS, STREET LIGHTS, ETC.) INTERRUPT THE SPRAY PATTERN OF THE SPRINKLER. THE CONTRACTOR SHALL INSTALL A QUARTER OR HALF CIRCLE SPRINKLER HEAD TO ACHIEVE HEAD TO HEAD COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

SCH 80 PVC SLEEVING CHART

1 1/4" SLEEVE	1-4 WIRES	1/2" PIPE
1 1/2" SLEEVE	5-10 WIRES	3/4" PIPE
2" SLEEVE	11-20 WIRES	1" PIPE
2 1/2" SLEEVE	21-30 WIRES	1 1/4" PIPE
3" SLEEVE	31-40 WIRES	1 1/2" PIPE
4" SLEEVE	41-60 WIRES	2" PIPE
6" SLEEVE	61-95 WIRES	2 1/2" PIPE
8" SLEEVE	100+ WIRES	4" PIPE
10" SLEEVE	N/A	6" PIPE

REFER TO CITY STD. IRRIGATION DETAILS
REFER TO CITY STD. IRRIGATION SPECIFICATION 02441

IMPORTANT NOTICE
Section 416/417 of the Government Code requires a Dig Alert Identification Number to be located before a "Permit to Excavate" will be void. For your Dig Alert ID Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

D'ALLO LANDSCAPE ARCHITECTURE INC.
5836 WARNER AVE. SUITE 101
LOS ANGELES, CA 90045
TEL: 310-445-5600 FAX: 310-445-5607
CITY REGISTRATION: 1230
PREPARED BY: PETER R. DI LALLO
EXP. DATE: 04-31-07
R.L.A. NO. 1230
EMAIL: DL@EARTHINK.NET DATE:



MARK	REVISIONS	APPR.	DATE

DESIGNED BY: JE DRAWN BY: JE CHECKED BY: PRD

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature] BY: [Signature] DATE: [Date]
PRINCIPAL ENGINEER
CONST. CONTRACT ADMIN.
ELECTRIC PURVEYOR
WATER PURVEYOR
TRAFFIC DIVISION
PARKS DEPARTMENT

MEDIAN LANDSCAPE PLANS:
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TRACT No. 31801
IRRIGATION PLAN

R-3829-L2
SHEET 3 OF 4

